

LaPorte County, Indiana

Real Estate AUCTION

261± Productive Tillable Acres
66± Acres Mature Hardwood
4 Wooded Building Sites

345± ACRES

offered
in 13 tracts

Tuesday
APRIL 26 • 6PM

held at Best Western Hotel, LaPorte, IN

Central
Time

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709



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800.451.2709



Kevin Jordan #AU1060023
klineback@aol.com



#AU01043124
574.286.2622



Keith Lineback

Auction MANAGERS:

Sun	24	25	26	27	28	29	30
Mon	17	18	19	20	21	22	23
Tue	10	11	12	13	14	15	16
Wed	3	4	5	6	7	8	9
Thu	1	2	3	4	5	6	7
Fri							
Sat							

APRIL 2016

You may bid online during the auction at
www.schraderauction.com. You must be registered
One Week in Advance of the Auction to bid online.
For online bidding information, call Kevin Jordan at
Schrader Auction Co. - 800-451-2709.

ONLINE BIDDING
AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Dr • PO Box 508
Columbia City, IN 46725

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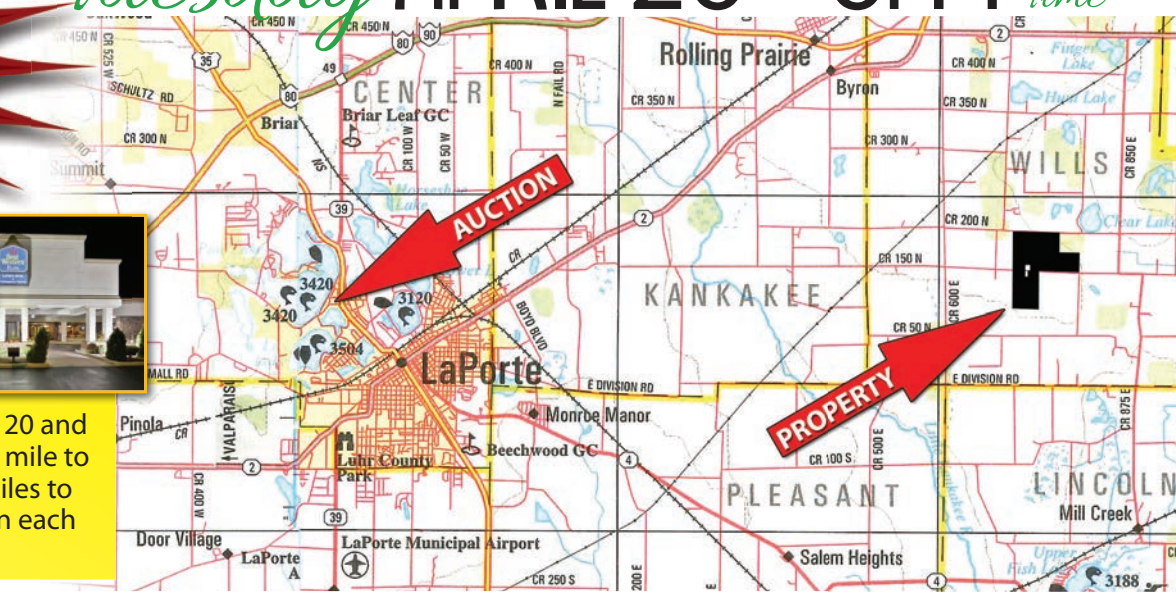
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AUCTION LOCATION →
Best Western Hotel & Conference Center
444 Pine Lake Avenue, LaPorte, IN 46350



PROPERTY LOCATION: From the intersection of US 20 and State Road 2, just east of Rolling Prairie, travel east ¼ mile to 600 East. Turn south on 600 E and travel south 2 ½ miles to 200 N or 3 miles to 150 N & continue east one mile on each road to the farm.

TRACT 1: 51± acres on 200 North (1,775'± frontage) with 48.34± tillable acres per FSA. This is an excellent country building site (approved by LaPorte County) with nearly 15 acres of tillable Elston Loam soils ranging from level to 6% slopes.

TRACT 2: 22± acres on 200 North (600'± frontage) with Elston and Tracy soils having 6 to 45% slopes. Tract 2 is approved for one Country building site in LaPorte County. Combine with Tract 3 for a total of 24± acres of Classified Forest and two building sites.

TRACT 3: 2± acres of woodland with 200'± of frontage on 200 North by 436'± deep. Excellent wooded building site.

TRACT 4: 20± acres "Swing Tract" including Classified Forest. A "swing tract" must be combined with adjoining tracts in the auction.

TRACT 5: 6± acres "Swing Tract" including woodland (Not Classified Forest) located between Tracts 1, 4 & 13. Consider combining with all the wooded tracts for 66± acres of woodland, plus four potential wooded home sites.

TRACT 6: 19± acres with 17.06± acres of productive cropland located on 200 North (620'± frontage).

TRACT 7: 43± acres with 36.45± acres of productive cropland containing Elston and Tracy loam soils. This tract has 1365'± frontage on 150 North.

TRACT 8: 14± acres of Classified Forest and 325'± of frontage on 150 North. Also approved for a wooded home site in LaPorte County in addition to the quality timber.

TRACT 9: 2± acres with 200'± frontage on 150 North by 436'± deep. This Tract meets LaPorte County Building requirements for a wooded home site.

TRACT 10: 41± acres with 1475'± frontage on 150 North. Contains 38.17± acres of cropland per FSA. Consider combining with Tract 13. The soils are generally sloping to rolling and consist of Elston and Tracy soils.

TRACT 11: 53± acres with 52.37± acres of cropland per FSA located on the south side of 150 North. 750'± of road frontage.

TRACT 12: 55± acres with 52.6± acres of cropland per FSA located adjacent to Tract 11. Consider combining Tracts 11 and 12 together for a large mostly tillable package. Road frontage is on 150 North with 850'±.

Excellent opportunity to irrigate both tracts 11 & 12 as one unit.

TRACT 13: 17± acres with 850'± frontage on 150 North. Includes 16.39± acres of cropland per FSA. Combine with Tract 5 for a potential hobby farm site.

SELLERS: Juday Trust and Amor Trust



Tract 10



Tract 8



Tract 12



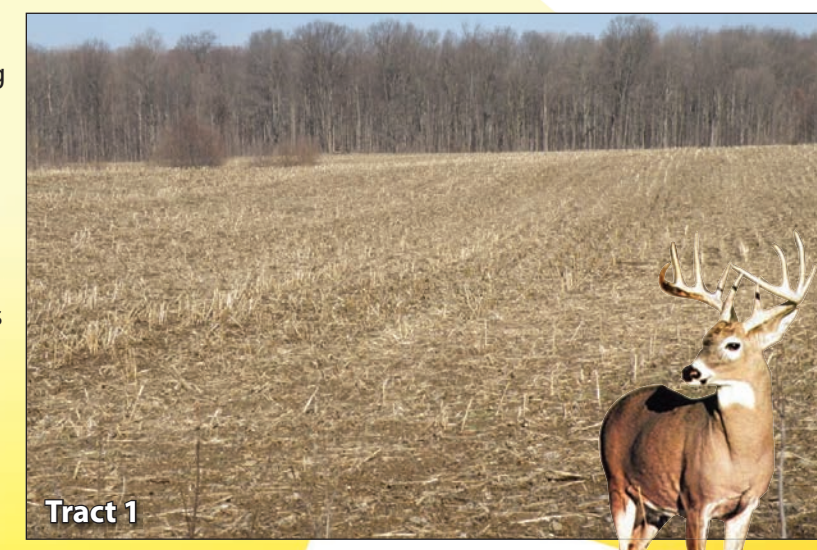
Tract 1



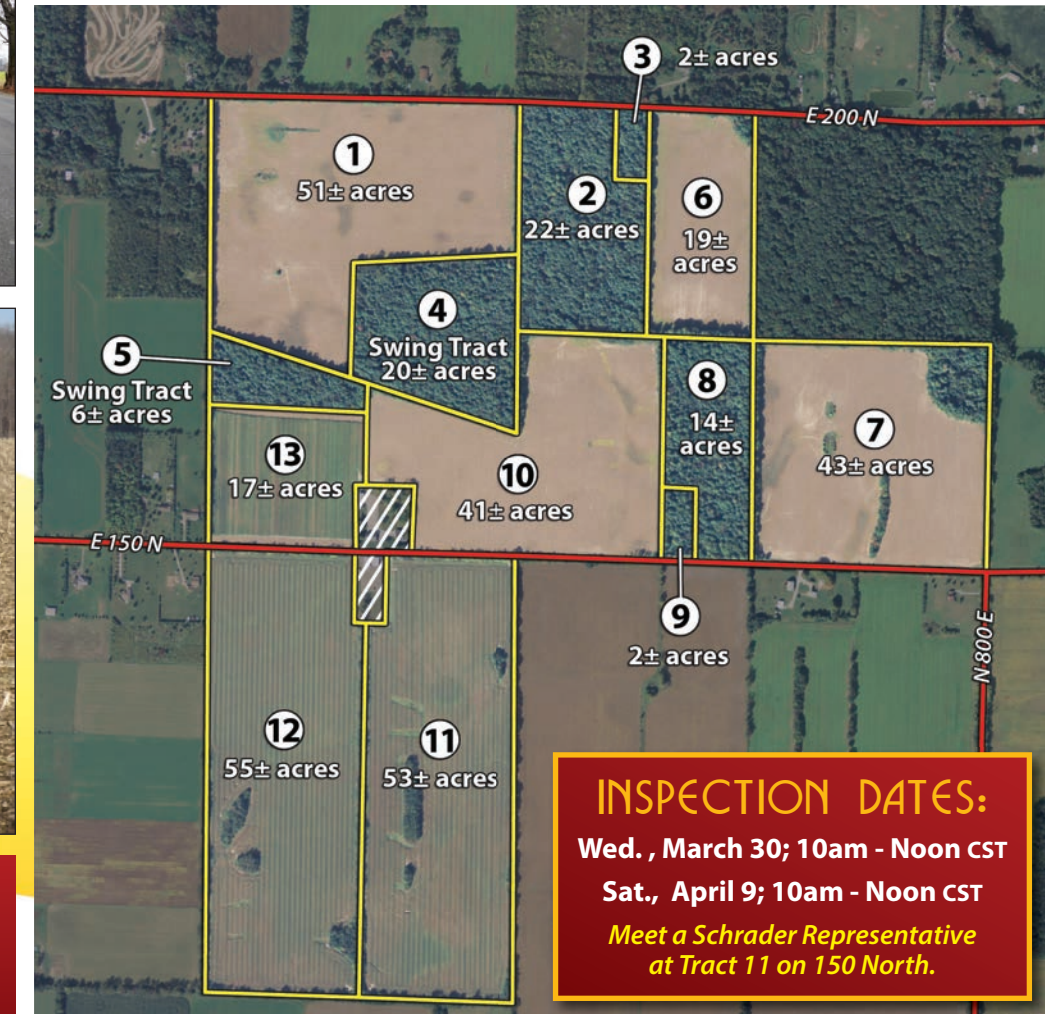
Tract 2



Tract 10



Tract 1



INSPECTION DATES:
Wed., March 30; 10am - Noon CST
Sat., April 9; 10am - Noon CST
Meet a Schrader Representative at Tract 11 on 150 North.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 13 individual tracts, any combination of tracts and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. Purchase agreements are available for review prior to the auction. All final bid prices are subject to the Sellers acceptance or rejection in its sole discretion.

EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owners Policy of Title Insurance prior to closing. The property will be conveyed by a Warranty Deed as more specifically set forth in the purchase agreement.

REAL ESTATE TAXES: Seller shall pay the 2015 real estate taxes and ditch assessments due and payable in 2016. All subsequent real estate taxes and assessments shall be the buyers responsibility.

CLOSING: Closing shall take place on or before May 20, 2016.

POSSESSION: Possession shall be granted at closing, subject to tenant's rights to 2016 crop year. Buyer(s) to receive credit at closing for 2016 cash rent.

SURVEY: The Seller shall determine any need for a new survey and shall be prepared only when required to convey title as more fully set forth in the purchase agreement. Any new survey provided shall be for the perimeter only when tracts are combined. The survey costs shall be shared 50:50 between Buyer(s) and Seller. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres on purchased acreage.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Buyers safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current aerial photos and neither Seller nor Auction Company warrants such information.

CLASSIFIED FOREST: Portions of the Auction Tracts have been enrolled in Classified Forest program. Any sites selected for building would be subject to removing adequate portions of the property from the program and payment by the Buyer of any fees. Seller is selling the property subject to the program and Buyer(s) agree to accept the property as is with the program in place.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.



AUCTION MANAGERS Keith Lineback • 574.286.2622
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